

NOTICES OF INTENT TO FORECLOSE IN MARYLAND APRIL 2014 REPORT



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APRIL 2014 REPORT**

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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 770,000 notices of intent (NOI) to foreclose have been issued by financial institutions/lenders to homeowners in Maryland since statutory foreclosure changes took effect in April 2008 requiring financial institutions/lenders to send copies of NOIs to the agency.

Notice of intent to foreclose is a letter notifying a borrower of a delinquency or default in the payment terms of an existing loan as agreed upon at the time of loan ratification. This is usually a precursor in a series of steps required in Maryland before a lender can file legal proceedings to foreclose against delinquent homeowners.

Before the Emergency Legislation to Protect Homeownership was signed in April 2008 to lengthen the foreclosure process in Maryland, the previous foreclosure process allowed financial institutions a minimum of 15 days upon default to order to docket for a foreclosure sale. However, with increases in the number of foreclosures in Maryland starting from the second half of 2007, the new statute requires financial institutions/lenders to wait 45 days after default before issuing an NOI and 90 days after default before filing for foreclosure against delinquent homeowners.

Based on notices received by DLLR, this report will review the following by jurisdiction from April 2008 through April 2014:

- Number of NOIs received by DLLR
- Average number of days past due
- Average amount owed
- Secured parties with the largest share of NOIs
- Servicers with the largest share of NOIs
- NOI Hot Spots

NUMBER OF NOTICES OF INTENT TO FORECLOSE

Servicers have issued a total of 769,130 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 270,807 excluding duplicates issued each month to repeat delinquent homeowners (Table 1). While notices remain elevated in all Maryland jurisdictions, Prince George’s County continue dominate other jurisdictions with a 24.2 percent share of NOIs or 185,812 notices followed by Baltimore City with 103,708 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through April 2014 include Baltimore County (98,698 notices or 12.8 percent), Montgomery County (82,774 notices or 10.8 percent), Anne Arundel County (62,196 notices or 8.1 percent), Harford County (30,912 notices or 4.0 percent), Charles County (30,013 notices or 3.9 percent), Frederick County (27,353 notices or 3.6 percent) and Howard County (23,550 notices or 3.1 percent). Together, these jurisdictions have received a total of 645,016 notices, accounting for 83.9 percent of all NOIs received to-date.

Table 1
Notices of Intent to Foreclose in Maryland
Cumulative Number, April 2008 – April 2014

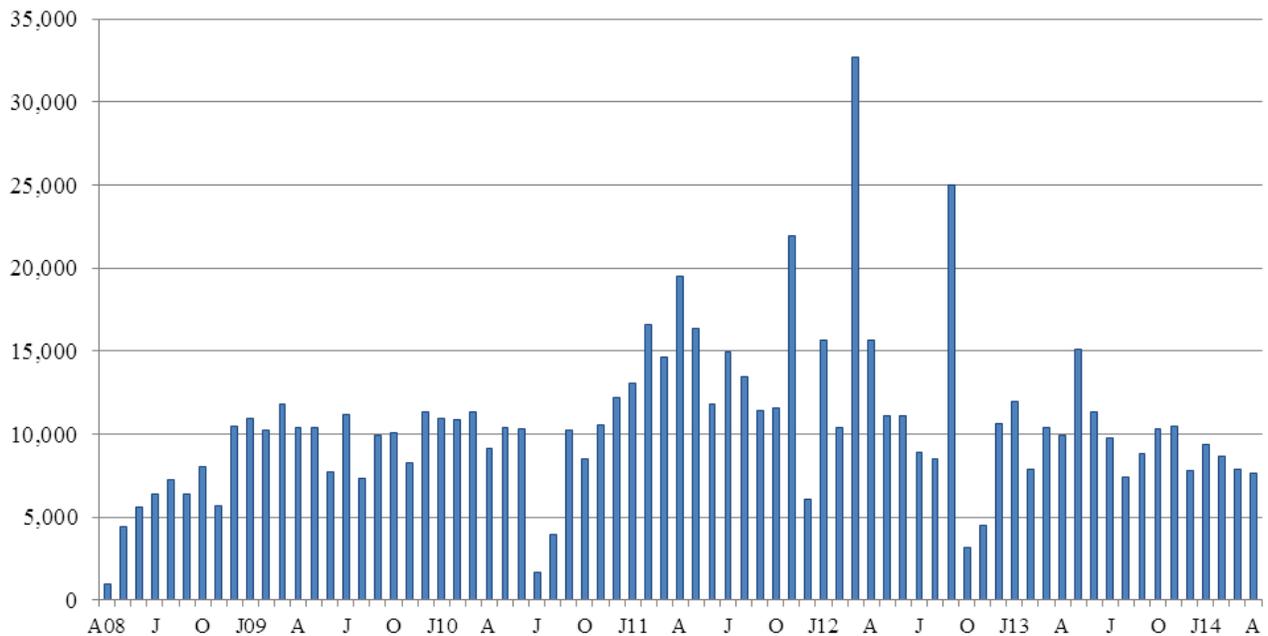
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,219	0.7%	1,954
Anne Arundel	62,196	8.1%	22,077
Baltimore	98,698	12.8%	34,191
Baltimore City	103,708	13.5%	34,988
Calvert	13,063	1.7%	4,534
Caroline	5,910	0.8%	2,006
Carroll	15,589	2.0%	5,476
Cecil	12,723	1.7%	4,538
Charles	30,013	3.9%	10,378
Dorchester	5,112	0.7%	1,785
Frederick	27,353	3.6%	10,067
Garrett	2,618	0.3%	966
Harford	30,912	4.0%	10,817
Howard	23,550	3.1%	8,448
Kent	2,754	0.4%	1,014
Montgomery	82,774	10.8%	30,756
Prince George's	185,812	24.2%	65,087
Queen Anne's	6,539	0.9%	2,337
Somerset	2,576	0.3%	882
St. Mary's	10,961	1.4%	3,724
Talbot	3,913	0.5%	1,432
Washington	17,613	2.3%	6,315
Wicomico	10,839	1.4%	3,859
Worcester	8,685	1.1%	3,176
Total Apr 2008 - April 2014	769,130	100.0%	270,807

Source – DLLR and DHCD, Office of Policy, Planning and Research

April NOIs fell by 2.7 percent from the prior month to 7,647 and by 23.1 percent from April 2013 – the third consecutive monthly decline since January 2014 (Chart 1). Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,800 notices or 23.5 percent) followed by Baltimore City (1,050 notices or 13.7 percent), Baltimore County (970 notices or 12.7 percent), Montgomery County (659 notices or 8.6 percent) and Anne Arundel County (648 notices or 8.5 percent) as shown in Table 2. Together, these jurisdictions received a total of 5,127 notices or 67.0 percent of all NOIs issued for the month.

NOIs in April increased in 11 Maryland jurisdictions from the prior month, declined in 12, was unchanged in Somerset County. Compared with a year ago, NOIs fell in 22 Maryland jurisdictions but increased in Garrett County (33.3 percent) and Kent County (50.0 percent). The largest decreases were in Caroline County (49.5 percent), Allegany County (38.3 percent), St. Mary’s County (37.4 percent) and Dorchester County (37.0 percent).

Chart 1
Notices of Intent to Foreclose in Maryland
April 2008 – April 2014



Source – DLLR and DHCD, Office of Policy, Planning and Research

Table 2
Notices of Intent to Foreclose in Maryland
April 2014

Jurisdiction	Number	% of Total	% Change From	
			Mar-14	Apr-14
Allegany	58	0.8%	1.8%	-38.3%
Anne Arundel	648	8.5%	-1.8%	-19.9%
Baltimore	970	12.7%	-8.6%	-23.7%
Baltimore City	1,050	13.7%	-1.3%	-22.1%
Calvert	141	1.8%	-7.2%	-26.6%
Caroline	46	0.6%	-17.9%	-49.5%
Carroll	173	2.3%	24.5%	-17.2%
Cecil	150	2.0%	-11.8%	-14.8%
Charles	307	4.0%	-6.1%	-15.9%
Dorchester	63	0.8%	21.2%	-37.0%
Frederick	247	3.2%	0.4%	-25.8%
Garrett	32	0.4%	33.3%	3.2%
Harford	334	4.4%	-9.0%	-9.7%
Howard	248	3.2%	7.4%	-12.7%
Kent	42	0.5%	50.0%	10.5%
Montgomery	659	8.6%	-12.0%	-36.0%
Prince George's	1,800	23.5%	-2.0%	-21.6%
Queen Anne's	82	1.1%	17.1%	-16.3%
Somerset	29	0.4%	0.0%	-29.3%
St. Mary's	112	1.5%	1.8%	-37.4%
Talbot	58	0.8%	41.5%	-15.9%
Washington	178	2.3%	6.6%	-25.8%
Wicomico	125	1.6%	-0.8%	-17.2%
Worcester	95	1.2%	-5.0%	-25.8%
Statewide	7,647	100.0%	-2.7%	-23.1%

Source: DLLR and DHCD, Office of Policy, Planning and Research

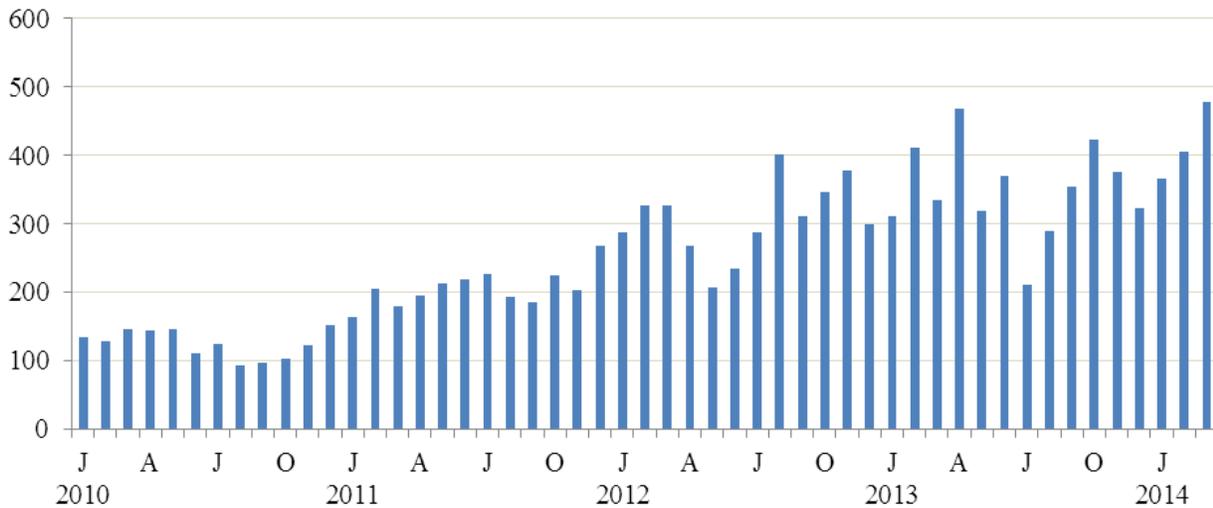
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through April 2014 showed that financial institutions/lenders in Maryland allowed an average of 215 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to April 2014 show that 92.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 8.0 percent allowed less than 100 days ranging from 32 to 99 days. On record, the highest average number of days past due was 478 days in April 2014 and the lowest average number of days recorded from last payment was 32 days in May 2008.

For notices issued in April 2014, financial institutions/lenders allowed an average of 478 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 17.8 percent or 72 days more than the previous month (Chart 2). Compared with April 2013, the average days past due increased by 43.0 percent or 144 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in April with the highest average days past due in Worcester County (580 days) followed by Howard County (560 days), Carroll County (530 days), Prince George's County (529 days), Baltimore City and Somerset County (505 days, each) and Washington County (500 days).

Compared with a year ago, the average number of days past due increased in all Maryland jurisdictions with the highest increase in Kent County which grew by 169.4 percent followed by Somerset County (158.4 percent), Washington County (84.4 percent), Frederick County (76.9 percent), Wicomico County (62.5 percent) and Harford County (62.2 percent).

Chart 2
Average Number of Days Past Due
January 2010 – April 2014



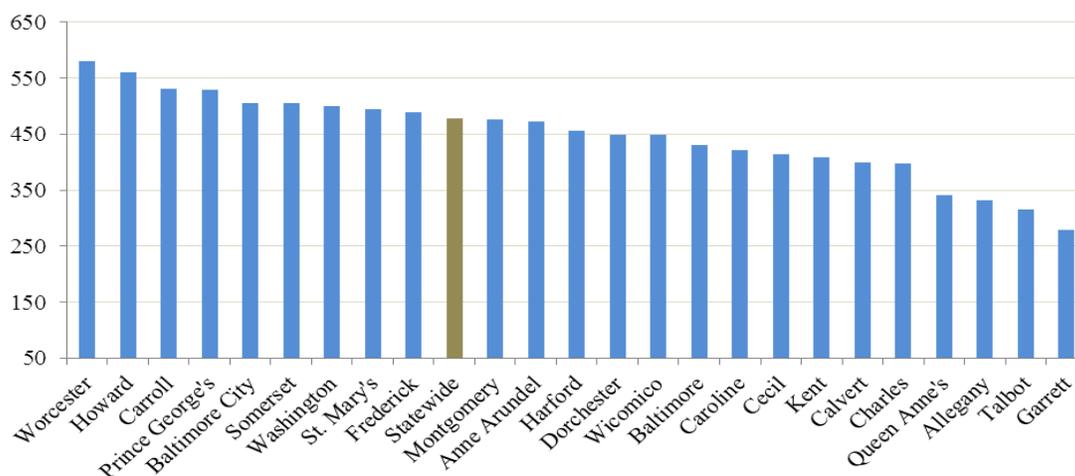
Source – DLLR and DHCD, Office of Policy, Planning and Research

**Table 3: Average Number of Days Past Due
April 2014**

Jurisdiction	Days	% Change From	
		Mar-14	Apr-14
Allegany	333	2.9%	20.2%
Anne Arundel	473	36.1%	55.1%
Baltimore	431	15.3%	38.2%
Baltimore City	505	16.5%	39.0%
Calvert	399	0.8%	54.5%
Caroline	422	47.7%	13.2%
Carroll	530	55.0%	57.3%
Cecil	414	12.7%	44.0%
Charles	398	3.2%	37.1%
Dorchester	449	19.8%	10.4%
Frederick	488	25.7%	76.9%
Garrett	279	20.2%	22.4%
Harford	457	31.6%	62.2%
Howard	560	23.8%	57.4%
Kent	409	6.9%	169.4%
Montgomery	477	-10.9%	23.3%
Prince George's	529	24.6%	40.0%
Queen Anne's	341	-30.4%	37.4%
Somerset	505	110.5%	158.4%
St. Mary's	495	33.2%	58.9%
Talbot	315	8.4%	30.7%
Washington	500	25.3%	84.4%
Wicomico	449	4.5%	62.5%
Worcester	580	93.4%	55.7%
Statewide	478	17.8%	43.0%

Source – DLLR and DHCD, Office of Policy, Planning and Research

**Chart 3: Average Number of Days Past Due
April 2014**



Source – DLLR and DHCD, Office of Policy, Planning and Research

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,348 for notices received from April 2008 to April 2014 and \$14,323 for April 2014 alone. The average owed in April 2014 declined 2.7 percent from the preceding month but increased 14.8 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 215 days, the monthly payment owed per homeowner totals \$1,639 for notices received from April 2008 through April 2014 and \$2,069 for April alone. The total average monthly amount owed on notices may or may not include late fees that have accumulated due to non-payment/defaults.

Notices received for April 2014 show that the average amount owed exceeded \$10,000 in all Maryland jurisdictions. The highest amounts were in Dorchester County (\$22,419) followed by Worcester County (\$18,504), Washington County (\$17,277) and St. Mary's County (\$15,998). Compared with a year ago, average amounts increased in 21 Maryland jurisdictions with the largest growth in Somerset County (Table 4).

Table 4
Average Amount Owed
April 2014

Jurisdiction	Amount	% Change From	
		Mar-14	Apr-14
Allegany	\$10,839	-9.7%	58.3%
Anne Arundel	\$12,808	-1.3%	3.3%
Baltimore	\$13,871	-3.5%	19.9%
Baltimore City	\$13,343	-15.6%	12.9%
Calvert	\$13,433	24.6%	-9.2%
Caroline	\$14,001	14.3%	23.5%
Carroll	\$14,574	23.9%	15.2%
Cecil	\$14,962	8.0%	29.3%
Charles	\$13,929	-14.5%	8.3%
Dorchester	\$22,419	54.3%	60.1%
Frederick	\$14,109	3.5%	18.1%
Garrett	\$13,095	561.5%	28.8%
Harford	\$15,445	25.3%	29.1%
Howard	\$14,675	-13.6%	-1.0%
Kent	\$12,791	-36.1%	65.8%
Montgomery	\$13,343	-13.8%	5.2%
Prince George's	\$15,396	-4.3%	14.0%
Queen Anne's	\$13,078	11.5%	3.2%
Somerset	\$15,222	52.0%	80.4%
St. Mary's	\$15,998	10.9%	24.5%
Talbot	\$12,769	-9.5%	-17.1%
Washington	\$17,277	36.1%	37.7%
Wicomico	\$13,419	-10.9%	32.1%
Worcester	\$18,504	29.8%	53.4%
Statewide	\$14,323	-2.7%	14.8%

Source – DLLR and DHCD, Office of Policy, Planning and Research

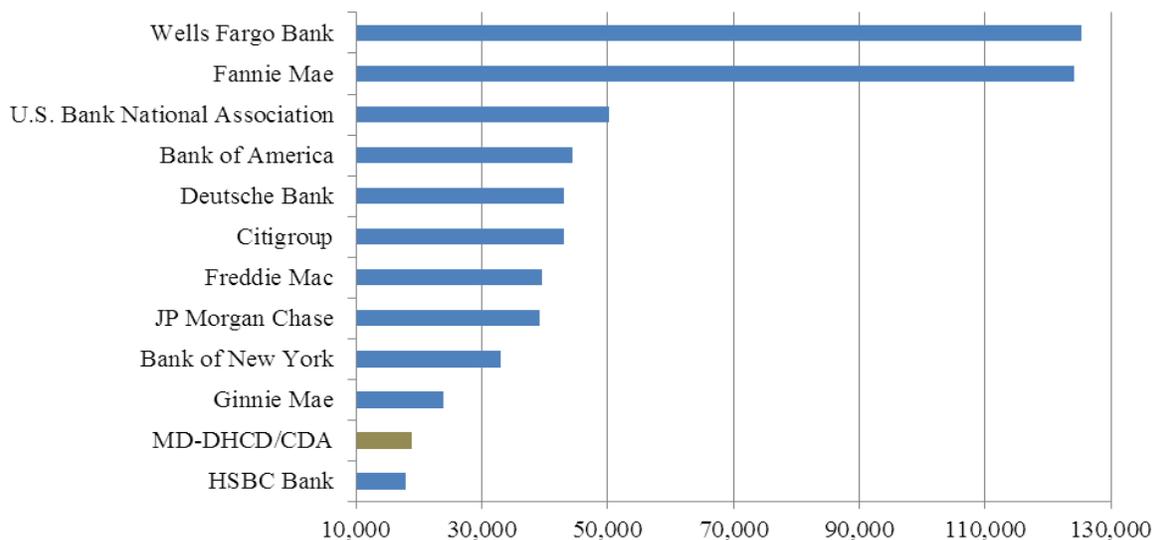
SECURED PARTIES

Notices received from April 2008 to April 2014 indicate that there were 2,608 secured parties holding security interests in homes that have been served notices during this period statewide. A secured party for a mortgage loan is the person or organization holding a security interest or lien against collateral created by an agreement between both parties. This security interest gives the secured party certain rights in the disposition of secured assets.

From April 2008 through April 2014, Wells Fargo Bank remained the largest secured party in Maryland with 125,245 notices or 16.3 percent among all secured parties with 1,000 notices or greater (Chart 4). Fannie Mae remained in second position with 124,217 notices or a 16.1 percent share followed by U.S. Bank National Association (50,276 notices or 6.5 percent); Bank of America (44,521 notices or 5.8 percent); Deutsche Bank (43,151 notices or 5.6 percent); Citigroup (43,074 notices or 5.6 percent); Freddie Mac (39,641 notices or 5.2 percent); JP Morgan Chase (39,202 notices or a 5.1 percent); Bank of New York (33,076 notices or 4.3 percent) and Ginnie Mae (23,868 notices or 3.1 percent). Together, these secured parties have 566,271 notices that are in default or 79.4 percent of the total (Table 5).

For notices dated April 2014, Fannie Mae led all secured parties statewide with 1,746 loans capturing 26.3 percent of the total followed by Freddie Mac (770 loans or 11.6 percent). Other secured parties with more than 500 loans in April were JP Morgan Chase (702 loans or 10.6 percent) and Bank of America (696 loans or 10.5 percent) as shown in Table 6. For April notices, these secured parties captured a total of 3,914 loans or 59.0 percent of all loans in default for secured parties with more than 50 loans.

Chart 4
Secured Parties - 10,000 Plus NOI Notices
April 2008 – April 2014



Source – DLLR and DHCD, Office of Policy, Planning and Research

Table 5
Secured Parties - 1,000 Plus NOI Notices
April 2008 - April 2014

Secured Party	Loans Secured	% of Total
Wells Fargo Bank	125,245	16.3%
Fannie Mae	124,217	16.1%
U.S. Bank National Association	50,276	6.5%
Bank of America	44,521	5.8%
Deutsche Bank	43,151	5.6%
Citigroup	43,074	5.6%
Freddie Mac	39,641	5.2%
JP Morgan Chase	39,202	5.1%
Bank of New York	33,076	4.3%
Ginnie Mae	23,868	3.1%
MD-DHCD/CDA	18,861	2.5%
HSBC Bank	17,988	2.3%
Nationstar Mortgage LLC	11,454	1.5%
Aurora Bank	9,568	1.2%
Wachovia Bank	8,520	1.1%
General Motors Acceptance Corporation	6,888	0.9%
BAC Home Loans Servicing	5,427	0.7%
LaSalle Bank	5,201	0.7%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,557	0.5%
PNC Bank	3,496	0.5%
Countrywide Home Loans	3,336	0.4%
BB&T Bank	3,217	0.4%
M&T Bank	2,816	0.4%
First Horizon Home Loans	2,493	0.3%
Mortgage Electric Registration System	2,492	0.3%
Capital One	2,293	0.3%
First Tennessee Bank	2,227	0.3%
SunTrust Bank	2,208	0.3%
Lehman Brothers	2,099	0.3%
Unknown	2,091	0.3%
MidFirst Bank	2,031	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,772	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Ocwen Loan Servicing	1,516	0.2%
American Home Mortgage Servicing	1,371	0.2%
Massachusetts Mutual Life Insurance Company	1,346	0.2%
Washington Mutual	1,328	0.2%
SACO	1,322	0.2%
CIT Consumer Finance	1,298	0.2%
BSMF	1,237	0.2%
Wilmington Trust	1,191	0.2%
Bayview Loan Servicing LLC	1,163	0.2%
<i>Selected Secured Parties</i>	<i>713,040</i>	<i>100.0%</i>

Source – DLLR and DHCD, Office of Policy, Planning and Research

Table 6
Secured Parties – 50 Plus Loans
April 2014

Secured Party	Loans Secured	% of Total
Fannie Mae	1,746	26.0%
Freddie Mac	770	11.4%
JP Morgan Chase	702	10.4%
Bank of America	696	10.3%
Bank of New York	488	7.3%
Citigroup	430	6.4%
Ginnie Mae	408	6.1%
U.S. Bank National Association	302	4.5%
Wells Fargo Bank	278	4.1%
Nationstar Mortgage LLC	241	3.6%
Deutsche Bank	196	2.9%
MD-DHCD/CDA	188	2.8%
Bayview Loan Servicing LLC	121	1.8%
HSBC Bank	71	1.1%
<i>Selected Secured Parties</i>	6,887	100.0%

Source – DLLR and DHCD, Office of Policy, Planning and Research

MORTGAGE SERVICERS

A Mortgage Servicer is the company that receives payments from borrowers. Mortgage servicers purchase or retain mortgage servicing rights that allow them to collect payments from borrowers in return for a servicing fee from the secured party. Mortgage servicers usually accept and record mortgage payments; calculate variable interest rates on adjustable rate loans; pay taxes and insurance from borrower escrow accounts; negotiate workouts and modifications of mortgage upon default; and conduct or supervise the foreclosure process when required.

Notices received from April 2008 to April 2014 indicate that there were 1,234 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with 1,000 notices or greater; Bank of America retained its lead as the largest servicer with 148,444 mortgage default notices accounting for 25.1 percent of the total (Table 7).

**Table 7: Servicers - 1,000 Plus NOI Notices
April 2008 - April 2014**

Mortgage Servicers	Loans Serviced	% of Total
Bank of America	148,444	25.1%
Wells Fargo Bank	139,797	23.7%
JP Morgan Chase	78,842	13.3%
Citigroup	65,721	11.1%
Nationstar Mortgage LLC	43,571	7.4%
America's Servicing Company	29,222	4.9%
American Home Mortgage Servicing	17,340	2.9%
Bogman Inc	14,990	2.5%
One West Bank	13,562	2.3%
General Motors Acceptance Corporation	12,960	2.2%
Litton Loan Servicing	11,423	1.9%
EMC Mortgage Corporation	11,353	1.9%
Ocwen Loan Servicing	11,308	1.9%
M&T Bank	9,124	1.5%
Washington Mutual	7,554	1.3%
Aurora Bank	6,525	1.1%
Wachovia Bank	6,004	1.0%
Carrington Mortgage Services	5,843	1.0%
Seterus Inc	5,296	0.9%
Chase Manhattan Bank	5,203	0.9%
PNC Bank	5,071	0.9%
Select Portfolio Servicing	4,284	0.7%
Countrywide Home Loans	4,253	0.7%
Capital One	3,980	0.7%
SunTrust Bank	3,928	0.7%
EverHome Mortgage Company	3,586	0.6%
Green Tree Servicing LLC	3,512	0.6%
Saxon Mortgage Services	3,359	0.6%
Homeward Residential, Inc	3,265	0.6%
HSBC Bank	3,214	0.5%
Selected Servicers	705,611	100.0%

Source – DLLR and DHCD, Office of Policy, Planning and Research

The second largest servicer was Wells Fargo Bank with 139,797 mortgage notices or 23.7 percent of loans in default followed by JP Morgan Chase (78,842 notices or 13.3 percent), Citigroup (65,721 notices or 11.1 percent), Nationstar Mortgage LLC (43,571 notices or 7.4 percent), America's Servicing Company (29,222 notices or 4.9 percent), American Home Mortgage Servicing (17,340 notices or 2.9 percent), Bogman Inc (14,990 notices or 2.5 percent), One West Bank (13,562 notices or 2.3 percent), General Motors Acceptance Corporation (12,960 loans or 2.2 percent), Litton Loan Servicing (11,423 notices or 1.9 percent), EMC Mortgage Corporation (11,353 mortgage or 1.9 percent) and Ocwen Loan Servicing (11,308 notices or 1.9 percent). Together, these servicers have 598,533 mortgage notices or an 84.8 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated April 2014, Bank of America led all servicers capturing the largest share of mortgages with 1,437 loans or a 19.3 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in April include JP Morgan Chase (1,431 mortgages or 19.2 percent), Nationstar Mortgage LLC (1,007 mortgages or 13.5 percent), Citigroup (787 mortgages or 10.5 percent) and Seterus Inc (542 mortgages or 7.3 percent). In total, 5,204 mortgages or 74.8 percent in default were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in April 2014.

Table 8
Servicers - 50 Plus Loans
April 2014

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
Bank of America	1,437	19.3%	726
JP Morgan Chase	1,431	19.2%	97
Nationstar Mortgage LLC	1,007	13.5%	475
Citigroup	787	10.5%	287
Seterus Inc	542	7.3%	807
M&T Bank	243	3.3%	209
Green Tree Servicing LLC	215	2.9%	218
Wells Fargo Bank	204	2.7%	190
Bayview Loan Servicing	149	2.0%	71
Select Portfolio Servicing	145	1.9%	1,075
Carrington Mortgage Services	137	1.8%	1,187
Ocwen Loan Servicing	136	1.8%	79
Shellpoint Mortgage Servicing	126	1.7%	335
Bogman Inc	85	1.1%	229
Specialized Loan Servicing LLC	84	1.1%	132
Capital One	64	0.9%	112
Caliber Home Loans	63	0.8%	461
EverHome Mortgage Company	55	0.7%	836
PNC Bank	51	0.7%	163
Selected Servicers	7,060	100.0%	426

Source – DLLR and DHCD, Office of Policy, Planning and Research

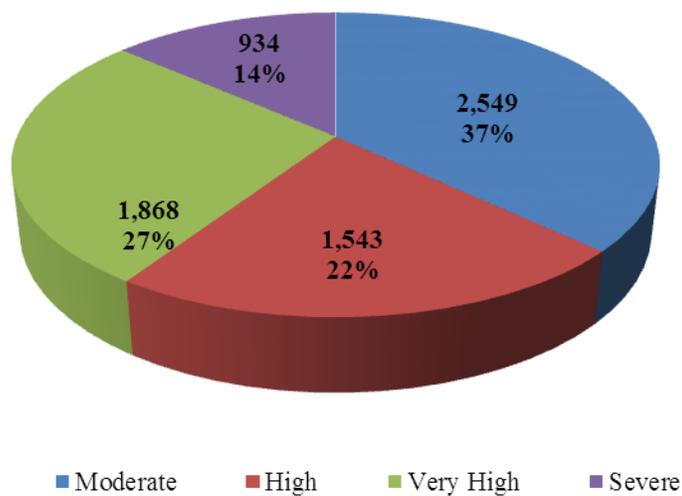
NOI HOT SPOTS IN MARYLAND

A Hot Spot is defined as a community (zip code) that received more than ten notices during a specified reporting period and recorded an NOI concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a statewide NOI index. The index measures the extent to which the NOI rate in a community exceeds or falls short of the State average NOI rate. The NOI rate is defined as the number of homeowner households per NOI for a given community. In April 2014, the State average NOI rate was 180 households per NOI received. Overall, a total of 6,894 NOIs, accounting for 90.0 percent of all notices received in April 2014, occurred in 178 Hot Spots communities across Maryland. These Hot Spots communities are grouped into “moderate”, “high,” “very high,” and “severe” (Chart 5; Exhibit 1).

The “moderate” NOI communities posted NOI indices that range from 10 to 80. Maryland jurisdictions with a “moderate” NOI concentration received a total of 2,549 notices in 99 communities, accounting for 37.0 percent of NOIs in all Hot Spots and 33.0 percent of all NOIs in April 2014 (Table 9).

The “high” NOI communities posted NOI indices that range from 81 to 150. Maryland jurisdictions with a “high” NOI concentration received a total of 1,543 notices in 36 communities, accounting for 22.0 percent of NOIs in all Hot Spots and 20.0 percent of all NOIs statewide.

Chart 5
Notices of Intent to Foreclose in Maryland
Hot Spot Concentrations
April 2014



Source – DLLR and DHCD, Office of Policy, Planning and Research

The “very high” group includes jurisdictions that posted NOI indices that range from 151 to 200. Jurisdictions with a “very high” NOI concentration received 1,868 notices in 32 communities, representing 27.0 percent of NOIs in all Hot Spots and 24.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 934 notices in 12 communities, accounting for 14.0 percent of all NOI Hot Spots communities, and 12.0 percent of notices received statewide in April 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,783 notices or 25.9 percent of the total, followed by Baltimore City with 1,035 notices or 15.0 percent; Baltimore County with 919 notices or 13.3 percent; Anne Arundel County with 617 notices or 8.9 percent and Montgomery County with 605 notices or 8.8 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in seven jurisdictions including, Allegany, Caroline, Dorchester, Garrett, Kent, Queen Anne’s, and Talbot counties.

“Moderate” NOI Hot Spots made up 37.0 percent of total Hot Spots with 2,549 notices in 99 communities in April. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 586 notices followed by Baltimore County (380 notices) and Anne Arundel County (360 notices). The lowest concentration of moderate Hot Spots occurred in eight jurisdictions including Allegany, Caroline, Cecil, Charles, Garrett, Queen Anne’s, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,543 notices or 22.0 percent of the total occurred in 36 communities within 15 jurisdictions. Baltimore County had the highest concentration with 468 notices in this category followed by Prince George’s County (306 notices). Charles, Dorchester, Frederick, Howard, Kent, Queen Anne’s, Montgomery and Worcester counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 27.0 percent of the total and received 1,868 notices in 32 communities within 11 jurisdictions in April. The largest concentration was in Prince George’s County with 780 notices or 41.8 percent of the total followed by Baltimore City (516 notices or 27.6 percent share). These two jurisdictions received 1,296 notices in April capturing 69.4 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received largely in Clinton (20735 zip code), Fort Washington (20744 zip code) and Upper Marlboro (20772 zip code). In Baltimore City, notices were received mostly in the Arlington and Carroll neighborhoods serving areas within the 21215 and 21229 zip codes.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred in mainly in Prince George’s County with 624 notices or 66.8 percent of all severe Hot Spots notices in April. In this county, notices were clustered in the Capitol Heights, District Heights and Upper Marlboro neighborhoods serving areas within the 20743, 20747 and 20774 zip codes, respectively.

Table 9
Notices of Intent to Foreclose in Maryland Hot Spots
April 2014

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	43	0	0	0	43	0.6%
Anne Arundel	360	178	79	0	617	8.9%
Baltimore	380	468	71	0	919	13.3%
Baltimore City	108	118	516	293	1,035	15.0%
Calvert	55	0	58	0	113	1.6%
Caroline	15	0	0	0	15	0.2%
Carroll	153	0	0	0	153	2.2%
Cecil	12	101	0	0	113	1.6%
Charles	22	19	229	0	270	3.9%
Dorchester	0	30	16	0	46	0.7%
Frederick	155	22	13	0	190	2.8%
Garrett	14	0	0	0	14	0.2%
Harford	96	132	59	0	287	4.2%
Howard	200	15	0	0	215	3.1%
Kent	0	26	0	0	26	0.4%
Montgomery	586	19	0	0	605	8.8%
Prince George's	73	306	780	624	1,783	25.9%
Queen Anne's	18	20	0	0	38	0.6%
Somerset	0	0	0	0	0	0.0%
St. Mary's	81	0	0	0	81	1.2%
Talbot	29	0	0	0	29	0.4%
Washington	50	77	0	0	127	1.8%
Wicomico	65	0	11	17	93	1.3%
Worcester	34	12	36	0	82	1.2%
Statewide	2,549	1,543	1,868	934	6,894	100.0%
Hot Spots Share	37.0%	22.0%	27.0%	14.0%	100.0%	
Share of NOI	33.0%	20.0%	24.0%	12.0%	90.0%	

Source – DLLR and DHCD, Office of Policy, Planning and Research

**Exhibit 1 - NOTICE of INTENT to FORECLOSE
HOT SPOTS in MARYLAND - April 2014**

